



**HISTORIC LANDMARKS COMMISSION
HEARING SYNOPSIS**

WEDNESDAY, MARCH 5, 2003

**Evening Session
6:00 P.M.
City Hall, Room 204**

**801 North First Street
San Jose, CA**

COMMISSION MEMBERS

**GLORIA SCIARA, CHAIR
STEPHEN POLCYN, VICE CHAIR**

**AVELINO LEGASPI
MICHAEL YOUMANS**

**SANDRA PAIM
JUSTINE LEONG**

EDWARD JANKE

**STEPHEN M. HAASE, AICP, DIRECTOR
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

NOTICE TO THE PUBLIC

Good evening, my name is **Gloria Sciara**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **March 5, 2003** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

When addressing the Commission, please approach the Commission, identify yourself and state your address for our records. After you have finished speaking, please write your name and address on the speaker's list at the end of the table.

The procedure for public hearings is as follows:

- ? After the staff report, applicants may make a five-minute presentation.
- ? Anyone wishing to speak in favor of the proposal should prepare to come forward. Each speaker will have two minutes.
- ? After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. Each speaker will have two minutes.
- ? Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- ? The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

The procedure for referrals is as follows:

- ? Anyone wishing to speak on a referral will be limited to one minute.
- ? Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- ? The Historic Landmarks Commission will comment on the referral item.

If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the end of the table for your convenience.

AGENDA

ORDER OF BUSINESS

6:00 PM SESSION

1. ROLL CALL

ALL PRESENT, EXCEPT SCIARA, JANKE, AND LEGASPI

2. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

The matter of deferrals is now closed.

The following items are considered individually.

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

3. CONSENT CALENDAR

a. APPROVAL OF THE, FEBRUARY 5, 2003 SYNOPSIS

APPROVED (4-0-3) SCIARA, JANKE, LEGASPI ABSENT

b. MA02-004. HISTORICAL PROPERTY CONTRACT for 89 Pierce Avenue, City Landmark No. HL01-144, located at the north side of Pierce Avenue approximately 150 feet easterly of Colton Place, 89 Pierce Avenue (William A. and LaCynda L. Arvayo, Owner). Council District 3. CEQA: Exempt.

RECOMMENDATION: PLANNING STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND THAT THE CITY COUNCIL MAKE THE FOLLOWING FINDINGS AND APPROVE THE HISTORIC PROPERTY CONTRACT:

1. **THE PROPOSED CONTRACT IS CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION OF MEDIUM LOW DENSITY RESIDENTIAL MLDR (8 DU/AC) BECAUSE (1) THE PROPOSED SINGLE-FAMILY USE IS CONSISTENT WITH THE LAND USE/TRANSPORTATION DIAGRAM DESIGNATION OF MLDR (8 DU/AC), AND (2) THE PROPOSAL ENCOURAGES THE CONTINUATION AND APPROPRIATE EXPANSION OF FEDERAL AND STATE PROGRAMS WHICH PROVIDE TAX AND OTHER INCENTIVES FOR THE REHABILITATION OF HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT STRUCTURES.**
2. **THE PROPOSED CONTRACT PROVIDES GREATER PROTECTION FOR THE LANDMARK PROPERTY THAN IS OTHERWISE PROVIDED BY THE PROVISIONS OF MUNICIPAL CODE CHAPTER 13.48 BECAUSE THE OWNER, IN PARTNERSHIP WITH THE CITY, MAY USE PROPERTY TAX RELIEF TO REHABILITATE AND MAINTAIN THE PROPERTY IN ACCORDANCE WITH THE PRESERVATION PLAN, EXHIBIT “C”.**
3. **THE PROPOSED CONTRACT COMPLIES WITH THE REQUIRED PROVISIONS OF HISTORIC PROPERTY CONTRACTS LISTED ABOVE.**

ADOPTED (4-0-3) SCIARA, JANKE, LEGASPI ABSENT

- c. **HP03-001. HISTORIC PRESERVATION PERMIT** for a project located at 869 South First Street on a 0.23-gross-acre site in the LI Light Industrial Zoning District for exterior alterations to The 5 Spot Drive-In Restaurant, City Landmark No. HL02-121. (David G. Silva, Owner and Developer). Council District 3. CEQA: Exempt.

RECOMMENDATION: PLANNING STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION FIND THAT THE PROPOSAL CONFORMS TO THE SECRETARY OF THE INTERIOR’S STANDARDS AND RECOMMEND APPROVAL OF THE PROPOSED ALTERATIONS TO THE DIRECTOR OF PLANNING WITH STANDARD AND SPECIAL CONDITIONS AS FOLLOW:

1. **COLORS AND MATERIALS PRESENTED TO THE HISTORIC LANDMARKS COMMISSION SHALL BE INCLUDED ON APPROVED PLAN SET.**
2. **INCLUDE FREE-STANDING HISTORIC SIGNAGE TO BE RESTORED ON PLAN SET.**

3. **CLEAN AND PAINT EXISTING MASONRY IN ACCORDANCE WITH NATIONAL PARK SERVICE PRESERVATION BRIEFS: #1: ASSESSING CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS, #6: DANGERS OF ABRASIVE CLEANING TO HISTORIC BUILDINGS AND #38 REMOVING GRAFFITI FROM HISTORIC MASONRY, INCLUDING**
 - A. **AVOID SEALANTS FOR HISTORIC MASONRY, WHEREVER POSSIBLE**
 - B. **WHERE NECESSARY, STEAM CLEANING OR WASHING OF BRICK AND ASHLAR WITH STANDARD DETERGENT AND NATURAL BRISTLE BRUSH**
 - C. **FOR ANY PRESSURE WASHING PROCEDURES FIRST USE TEST PATCHES TO ENSURE SAFE PRESSURE LEVELS AND PROVIDE A SUPERVISOR DURING WASHING TO AVOID ACCELERATION OF WATER PRESSURE TO DAMAGING LEVELS**

ADOPTED (4-0-3) SCIARA, JANKE, LEGASPI ABSENT

- d. **MA03-001. HISTORICAL PROPERTY CONTRACT** for the 5 Spot Drive-up Restaurant, City Landmark No. HL02-121, located at 869 South First St. (David Silva, Owner). Council District 3. CEQA: Exempt.

RECOMMENDATION: PLANNING STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND THAT THE CITY COUNCIL MAKE THE FOLLOWING FINDINGS AND APPROVE THE HISTORIC PROPERTY CONTRACT:

1. **THE PROPOSED CONTRACT IS CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION OF GENERAL COMMERCIAL BECAUSE (1) THE PROPOSED PUBLIC EATING ESTABLISHMENT USE IS CONSISTENT WITH THE LAND USE/TRANSPORTATION DIAGRAM DESIGNATION OF GENERAL COMMERCIAL AND (2) THE PROPOSAL ENCOURAGES THE CONTINUATION AND APPROPRIATE EXPANSION OF FEDERAL AND STATE PROGRAMS WHICH PROVIDE TAX AND OTHER INCENTIVES FOR THE REHABILITATION OF HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT STRUCTURES.**
2. **THE PROPOSED CONTRACT PROVIDES GREATER PROTECTION FOR THE LANDMARK PROPERTY THAN IS OTHERWISE PROVIDED BY THE PROVISIONS OF MUNICIPAL CODE CHAPTER 13.48 BECAUSE THE OWNER, IN**

PARTNERSHIP WITH THE CITY, MAY USE PROPERTY TAX RELIEF TO REHABILITATE AND MAINTAIN THE PROPERTY IN ACCORDANCE WITH THE PRESERVATION PLAN, EXHIBIT “C”.

- 3. THE PROPOSED CONTRACT COMPLIES WITH THE REQUIRED PROVISIONS OF HISTORIC PROPERTY CONTRACTS LISTED ABOVE.**

ADOPTED (4-0-3) SCIARA, JANKE, LEGASPI ABSENT

The Consent Calendar is now closed.

4. PUBLIC HEARINGS

- a. **HP03-003. HISTORIC PRESERVATION PERMIT** for a project located at 1600 Naglee Avenue on an 11-gross-acre site in the R-1-8 Residential Zoning District for alterations to The Municipal Rose Garden (City Landmark No. HS95-102). (City of San Jose, Owner and Developer). Council District 6. CEQA: Exempt.

POLCYN ASKED WHETHER DECOMPOSED GRANITE HAD BEEN CONSIDERED. PUBLIC WORKS (PW) STAFF RESPONDED THAT IT WAS NOT PROPOSED BECAUSE IT WOULD REQUIRE MAINTENANCE. YOUMANS STATED THAT BRICK WAS A COMPATIBLE MATERIAL, BUT BELIEVED THERE WAS A NEED TO RESEARCH PATTERNS. PAIM REMARKED OPTION 2 WAS A POSITIVE COMPROMISE BETWEEN THE BRICK AESTHETIC AND CONCRETE DELINEATED IN AN APPROPRIATE SCALE. LEONG THOUGHT THE HERRINGBONE BRICK WAS MORE COMPATIBLE.

POLCYN ASKED HOW OFTEN EVENTS OCCUR THAT EFFECT THE USE OF THE PATHWAY. PW STAFF RESPONDED THAT THERE WERE APPROXIMATELY 2 TO 3 WEDDINGS PER SATURDAY, ONE GARBAGE PICK-UP PER WEEK, ONE GARDEN WASTE PICK-UP PER WEEK, AND 12 STAFF VEHICLE TRIPS PER WEEK.

RECOMMENDATION: PLANNING STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION REVIEW AND DISCUSS THE COLORS AND MATERIALS PRESENTED AT THE PUBLIC HEARING IN ORDER TO

- 1. FIND THAT THE MATERIALS ARE IN CONFORMANCE WITH THE SECRETARY OF THE INTERIOR’S STANDARDS**

2. RECOMMEND APPROVAL OF THE PROPOSED REPLACEMENT PAVING FOR THE CENTRAL PATHWAY IN THE MUNICIPAL ROSE GARDEN TO THE DIRECTOR OF PLANNING.

MOTION TO ADOPT STAFF RECOMMENDATION WITH A FINDING THAT OPTION NUMBER TWO (CONCRETE WITH BRICK BORDER) MEETS THE SECRETARY OF THE INTERIOR'S STANDARDS (SIS). (4-1-3) YOUMANS OPPOSED, SCIARA, JANKE, LEGASPI ABSENT. MOTION FAILED DUE TO LACK OF A QUORUM.

MOTION TO CONTINUE ITEM TO APRIL 2, 2003 HLC MEETING (4-0-3) SCIARA, JANKE, LEGASPI ABSENT.

5. PETITIONS AND COMMUNICATIONS

This portion of the agenda is reserved for persons desiring to address the Commission on any matter not on the agenda. Speakers are limited to 2 minutes. The law does not permit Commission action or extended discussion on any item not on the agenda except under special circumstances. If Commission action is requested, the matter can be placed on the next agenda. All statements that require a response will be referred to staff for reply in writing.

a. **HOPE ST. IMPROVEMENTS—DEFER TO 4-2-03**

b. **ARCHAEOLOGY REPORT**

COURTNEY DAMKROGER WILL WORK WITH THE ARCHAEOLOGY COMMITTEE AND REPORT BACK TO THE COMMISSION.

6. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES

a. **HENSLEY HISTORIC DISTRICT DESIGN GUIDELINES**

GUIDELINES WERE DISTRIBUTED AT FEBRUARY HLC MEETING. THE WORKING TITLE IS YOUR OLD HOUSE. LENORA PORCELA, PRESIDENT OF HENSLEY HISTORIC DISTRICT ASSOCIATION, SUGGESTED THE PRESEVATION ORDINANCE IN THE APPENDIX, AN EXTRA CHAPTER ON SUCH DIFFICULT ISSUES SUCH AS CONCRETE STEPS, ALUMINIUM WINDOWS AND SIDING AS THINGS TO CORRECT. HENSLEY HISTORIC DISTRICT NEEDS MORE RECOGNITION.

KATE BORUFF, PAC SJ, LIKED GUIDELINES IN CONTRAST TO DOWNTOWN MODEL FOR ALL BUILDINGS.

YOUMANS NOTED A TYPO ON PAGE 53. PAGE 87 PHOTO NEEDS SHARPENING. LEONG NOTED SUPPORT FOR THE GUIDELINES. PAIM SAID GREAT DOCUMENT AND DEFINITELY A GOOD PROCESS. POLCYN ASKED IT TO REFERENCE ORDINANCE AND GENERAL PLAN IN “HOW TO USE THIS DOCUMENT” SECTION AND INCLUDE A DESCRIPTION OF THE PROCESS. HE ALSO ASKED WHETHER THE DOCUMENT WOULD BE UPDATED PERIODICALLY. HPO DAMKROGER ANSWERED THAT STAFF HOPES TO DO SO.

b. NEPA COMPLIANCE, STORY AND KING DEVELOPMENT

THE RDA IS SECURING FEDERAL FUNDS FOR FINANCING THIS PROJECT. UNDER SECTION 106 RESPONSIBILITIES, RDA STAFF MET WITH SHPO IN REGARDS TO AREA OF POTENTIAL EFFECT MAP. THE DRAFT REPORT SHOWED NO ADVERSE EFFECTS. WARD HILL/CONSULTANT ASSESSED THE 1960’S/70’S RESOURCES WITHIN THE APE. MELLON WAS LOOKING FOR A CONCURRENCE FROM THE HLC ON THE APE. NO PUBLIC COMMENTS WERE MADE.

c. PROPOSED STOREFRONT ALTERATIONS TO THE DOUGHERTY BUILDING for a public eating establishment, Tres Gringos, located at 83 S. 2nd St. (Collin-Cheung, Owner and David Powell, Applicant) Council District 3. CEQA: Exempt.

THERE WAS NO DPR WITH THE STAFF REPORT. A STATEMENT WAS MADE THAT THE SIGNAGE DOES NOT APPEAR “CLASSIC” AS RECOMMENDED IN HENSLEY DISTRICT DESIGN GUIDELINES. THE PROPOSED ALTERATIONS APPEARED ACCEPTABLE.

d. PROPOSED STOREFRONT ALTERATIONS TO THE KNIGHTS OF PITHEUS BUILDING, 86 S. 2nd St. (Barry Swenson, Owner and Applicant) Council District: 3. CEQA: Exempt.

DISCUSSION OF NEW PROPOSAL FOR CENTERED ENTRY DOOR (MADE POSSIBLE BY THE REMOVAL OF AN INTERIOR COLUMN) ON REPLACEMENT STOREFRONT.

KATE BORUFF, PAC SJ, STATED THAT THIS PROPOSAL WOULD NOT BE ALLOWED IF THIS WAS A TAX CREDIT PROJECT, BECAUSE THE ORIGINAL LOCATION WOULD NEED TO BE RESPECTED.

JUDI HENDERSON COMMENTED THAT THE ENTRY WASN’T CENTERED IN THE HISTORIC PHOTO EITHER BUT THAT SHE DID LIKE THE PROPOSAL.

POLCYN COMMENTED THAT IF THE ORIGINAL STOREFRONT WAS GONE, THE PROPOSED CHANGES WERE OK. PAIM SAID WITH THE STOREFRONT GONE THIS WAS A GOOD FAITH EFFORT TO CLEAN UP THE BUILDING.

YOUMANS STATED THAT THE PROPOSAL MET STANDARDS (SIS) 2, 6, 9 AND 10.

- e. **PROPOSED STOREFRONT ALTERATIONS TO THE EXISTING BUILDINGS LOCATED AT 35-39 AND 43-49 E. SANTA CLARA ST. (Dr. Eu, Owner and Steve Yang, Applicant) Council District: 3. CEQA: Exempt.**

JUDITH HENDERSON COMMENDED THE ARCHITECTS ON THE PROJECT STATING THAT THE SITE IS AN IMPORTANT CORNER IN DOWNTOWN. IT WAS EXCITING TO SEE THESE BUILDINGS STAY AND NOT BE DEMOLISHED.

KATE BORUFF, PRESERVATION ACTION COUNCIL OF SAN JOSE, SAID IT WAS A GREAT PRESENTATION AND IT SHOULD BE A MODEL FOR OTHERS.

COMMISSIONERS COMPLIMENTED THE APPLICANT AND ARCHITECTS ON A GREAT JOB.

- f. **DISCUSSION REGARDING DRAFT DOWNTOWN SAN JOSE HISTORIC DISTRICT DESIGN GUIDELINES**

THERE WAS GENERAL DISCUSSION REGARDING THE FIRST SET OF GUIDELINES AND THIS SET BY PAGE AND TURNBULL. DOLORES MELLON SAID PAGES 23 AND 26 WILL BE REMOVED. THERE WILL NOT BE A MAJOR RE-WRITE.

IT WAS SUGGESTED THAT THERE SHOULD BE A BREAKDOWN OF CHARACTER DEFINING FEATURES IN THE DOCUMENT.

- g. **DISCUSSION REGARDING SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT TO BE PREPARED FOR THE CIVIC PLAZA/FOURTH STREET PARKING STRUCTURE**

MEMO AND SCHEDULE REVIEWED BY KAREN MACK OF PUBLIC WORKS AND JOHN SCHWARTYZ OF DAVID POWERS AND ASSOCIATES. AN SEIR IS BEING PREPARED FOCUSING ON LOCATING A GARAGE ON THIS SITE. THE PLANNING COMMISSION HEARING IS ANTICIPATED FOR AUGUST. THE SIZE

OF THE STRUCTURE WILL BE DIRECTLY RELATED TO THE NUMBER OF OCCUPANCIES.

TOM SIMON FROM PACSJ SAID THE EIR MAYBE GOOD, BUT THE BEST WAY TO DO THIS WOULD BE TO DO IT WITHOUT HAVING TO MAKE OVERRIDING CONSIDERATIONS TO ALLOW IMPACTS. HE WOULD LIKE TO SEE AN EARNEST EFFORT TO ANALYZE ALTERNATIVES FOR A COMPROMISE.

KATE BORUFF, PAC SJ, STATED THAT THE DIRECTOR OF PUBLIC WORKS COMMITTED TO WORK WITH PACSJ ON THE DESIGN.

YOUMANS SUGGESTED THE GARAGE KEEP A RESPECTFUL DISTANCE FROM HISTORIC RESOURCES.

POLCYN REQUESTED MORE INFORMATION ON THE SIGNIFICANCE OF THE APOSTOLIC CHURCH AND POTENTIAL IMPACTS TO IT.

7. GOOD AND WELFARE

a. REPORT FROM REDEVELOPMENT AGENCY

? Update and discussion regarding the Fox California Theater

HAS A SCHEDULED SUMMER 2004 COMPLETION DATE

? Update and discussion regarding the Studio Theater

REHAB PROJECT NEAR COMPLETION. COMMISSION SAW AWNING OVER SOUTH FACADE IN MAY 2000 AND IT WILL NOT BE INSTALLED.

? Update and discussion regarding Diridon Strategic Development Plan

THE PUBLIC MEETINGS ARE COMPLETE. THE OPEN SPACE ISSUES ARE BEING RESOLVED BETWEEN CITY AGENCIES. POLCYN REQUESTED A COPY OF DRAFT DIRIDON PLAN.

b. REPORT FROM THE SECRETARY

? Environmental Review Documents

(1) San Jose Water Land Company Draft EIR

EXPECT DEIR IN LATE MARCH OR EARLY APRIL 2003

- (2) Scheduling for Tour of IBM Building 25 at Cottle and Poughkeepsie

LOWE'S PROPOSAL CAME TO HLC AUGUST 2002. HLC REQUESTED TOUR. TOUR MAY TAKE PLACE LATE MARCH OR EARLY APRIL PROR TO DEIR. POSSIBLE DATES INCLUDED; FRIDAY 3/28. TUESDAYS OR FRIDAYS IN THE LATE AFTERNOON AFTER 3:00P.M. DAMKROGER WILL NOTIFY HLC AND TOUR WILL BE POSTED.

- (3) NOP for the Greyhound Bus Station Parking Garage Project on South Almaden Avenue

NOP HAS BEEN SENT OUT

- ? California Preservation Foundation –Annual Preservation Conference, April 24-27, 2003

HANDED OUT INFORMATION

- ? Boards and Commissions Conversion to Two Three-Year Terms

JUNE 2002, CITY COUNCIL APPROVED CHANGE TO LENGTH OF CITY'S BOARDS AND COMMISSIONS FROM ONE FOUR-YEAR TERM TO TWO THREE-YEAR TERMS EFFECTIVE JANUARY 1, 2003.

- ? Form 700 Statement of Economic Interests

DUE APRIL 1, 2003

c. **REPORT FROM THE SUBCOMMITTEES**

- ? Design Review

TO BE HELD ON MARCH 19, 2003

- ? Standard permit language for Historical Archeology

NO REPORT – ON HOLD

- ? St. James Park

NO REPORT – ON HOLD

- ? *Ad Hoc* Survey Committee

NO REPORT – ON HOLD

8. ADJOURNMENT

APPROVED (4-0-3) SCIARA, JANKE, LEGASPI ABSENT

C: Karen Mack, PW
Jodie Clark, PBCE
Dolores Mellon, SJRA
Renda James, SJRA

2003 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
March 5, 2003	6:00 p.m.	Regular Meeting	Room 204
March 19, 2003	12:00 p.m.	Design Review Meeting	Room 400
April 2, 2003	6:00 p.m.	Regular Meeting	Room 204
April 16, 2003	12:00 p.m.	Design Review Meeting	Room 400
May 7, 2003	6:00 p.m.	Regular Meeting	Room 204
May 21, 2003	12:00 p.m.	Design Review Meeting	Room 400
June 4, 2003	6:00 p.m.	Regular Meeting	Room 204
June 18, 2003	12:00 p.m.	Design Review Meeting	Room 400
July 9, 2003	6:00 p.m.	Regular Meeting	Room 204
July 16, 2003	12:00 p.m.	Design Review Meeting	Room 400
August 6, 2003	6:00 p.m.	Regular Meeting	Room 204
August 20, 2003	12:00 p.m.	Design Review Meeting	Room 400
September 3, 2003	6:00 p.m.	Regular Meeting	Room 204
September 17, 2003	12:00 p.m.	Design Review Meeting	Room 400
October 1, 2003	6:00 p.m.	Regular Meeting	Room 204
October 15, 2003	12:00 p.m.	Design Review Meeting	Room 400
November 5, 2003	6:00 p.m.	Regular Meeting	Room 204
November 19, 2003	12:00 p.m.	Design Review Meeting	Room 400
December 3, 2003	6:00 p.m.	Regular Meeting	Room 204
December 17, 2003	12:00 p.m.	Design Review Meeting	Room 400

HISTORIC LANDMARKS AGENDA ON THE WEB:

<http://www.ci.san-jose.ca.us/planning/sjplan/Hearings/hearings2003.htm>